

Overall:

- The Harding House is a meticulously restored historic Tudor Influence home offering +/- 4,589 SF on the corner of Washington and Lafayette in the heart of Fayetteville's Historic District.
- 5 bedrooms | 4 baths | 3 Levels + Basement | 2 staircases.
- Privacy from the well landscaped and fenced half acre lot meets downtown walkability, located just steps from Ozark Natural Foods, an 8-minute walk from Dickson Street, and a 12-minute walk from the Fayetteville Square.
- 10' ceilings on the ground floor | 9' ceilings on the second floor.
- Detached 4-car garage (New doors, 3 doors with motorized lifts).
- 3 original fireplaces throughout the home, which have been provided with new gas connections for log sets but are not currently in operation.
- Historic multi-unit layout of home is perfect for multi-generational or flexible living:
 - 1906 - The home was originally constructed as a two and a half story frame Neoclassical Revival home with a wraparound porch.
 - 1921 – 1931 - The home served as the Sigma Phi Epsilon fraternity house.
 - 1932 – The home was renovated by Dr. Arthur McCracken Harding, a University of Arkansas professor of math and astronomy who served as the UofA President during his time in the home. Under his ownership during the Depression the home was renovated into a “locked door triplex” – it could serve as a large, single-family home, or be divided up into up to three spacious units.
- Beginning in 2018, the home was restored under the oversight of the Arkansas Historic Preservation Program following National Historic Standards, including:
 - All major systems have been completely replaced and modernized (electrical / wiring, plumbing / HVAC).
 - Interior fully repainted.
 - 1930s red oak hardwood floors refinished.
 - Kitchen and bathrooms were sensitively updated with custom cabinets.
 - All original 1906 leaded windows (operable) have been fully restored and installed with galvanized weatherstripping for improved air sealing.
 - Preserved original unpainted woodwork.
 - Preserved original brass & copper “Japanned Finish” door and window hardware.
 - Original radiators repurposed as console tables with granite tops throughout the ground floor. This system could be made operable again as desired by a future owner.

Interior – Main Level:

- Grand entertaining spaces designed by Dr. Harding for University entertaining
 - Butler call button wired beneath the dining table (*table & seating are available for purchase*).
 - Stained wood coffered ceiling in the double-seating-area living room.
 - Oversized dining room with gorgeous 1906 leaded glass windows (professionally re-leaded and re-glazed in 2020).
- Ground floor bedroom with South-facing bay window, large closet, and 1930s built in bookshelves with original wallpaper.
- Full bathroom with original 1932 lilac tile finishes (and 2018 plumbing) includes a whimsical complimentary wallpaper, extensive built-in storage cabinets, and a plaster arch over the bathtub. This bath could be easily renovated to a larger primary ground floor bathroom/suite if desired by a future owner.
- Enlarged owner/architect-designed kitchen showcases ultra-custom full inset cabinets with soft close hardware, soapstone countertops, and built-in banquette breakfast table with storage benches and custom leather cushions. Kitchen cabinets have leaded glass front display cabinets custom made to match the 1906 dining room leaded glass windows. Kitchen sink is an oversized cast iron Kohler undermount with a bridge faucet. Kitchen Aid appliances.
- Dog friendly features! Built-in dog bowl stations at either end of the kitchen island, an energy efficient dog door leading to a fenced back yard with dog-safe plantings, and a hidden dog gate in the kitchen. Utility sinks in both the upstairs laundry and the basement are perfect for furry friend spa days.
 - For future owners without pets, the kitchen island is designed to easily convert the built-in dog bowl ends to open shelving.
- Entryway and Sunroom are fitted with heated marble tile floors, which reference the previous 1930s vinyl checkerboard flooring in a modern luxury finish.

Interior – Second Level:

- Current owner's primary suite is a large sunny bedroom with fireplace. The updated ensuite Carrara marble bathroom features an oversized shower with dual showerheads, heated tile floors, a double-sink Carrara vanity console, custom linen storage cabinets, and private toilet compartment. The walk-through closet with built-in storage still includes the original fold out ironing board and adjacency to the laundry room.
- Two additional second-level, light-filled bedrooms with hardwood floors, each with adjacent full bathrooms, showcase the original floor tile and re-glazed cast iron bathtubs. Wall tile and bathroom fixtures were sensitively replaced in the 2018+ restoration.
- Central "Pajama Lounge" family / flex room with fireplace, built in storage, oversized suitcase closet, and wall mounted television with sound bar (*conveys*). The oversized custom leather sectional can be purchased by a future owner.
- Upstairs Laundry Room with custom storage, folding cabinetry with soapstone top, and a 1930s utility sink (re-glazed) that's perfect for bathing babies or small dogs. *Front load washer / dryer convey*.
- Insulating black-out lining drapes throughout the second floor convey.
- Excellent well-located storage for a historic home, including multiple linen closets, well-sized bedroom closets, an oversized luggage closet, medicine cabinets, and custom / original built in storage.

- Historic highlights:
 - Wood floors throughout the home were underlaid with "Cabot Quilt" in the 1930s remodel, which insulates the floors and reduces sound transmission. This unusual product is made from inflammable eel grass; a sea grass harvested from the beaches of New England. The plant became virtually extinct in the mid-1930s from eelgrass blight, making this installation one of the last years the product was available. A section of the Cabot Quilt was professionally framed and conveyed.
 - Original floor tile in both hall bathrooms, rectified one inch hexagon tile. See if you can spot two required repairs that were made with marble hex. Subtly different texture but matching size and style, inspired by the Japanese art of sashiko: visible mending.
 - Arched phone niches for each of the three 1930s apartments (two upstairs, one downstairs) with a phonebook shelves and star-shaped telephone cord nooks.
 - The staircase includes a 1930s milk delivery door which allowed the milk man to leave each morning delivery without disturbing the residents. While in use, the door opened on to a shelf in the pantry that was then accessible from inside the upstairs apartment's kitchen.
 - Two incinerator hatches that allowed household waste to be dropped into the basement incinerator have been preserved in the restoration. Incinerator is not operable but is still located in the basement.

Interior – Third Level:

- The coziest bedroom or flex space, with north and south dormer windows with built in window seats.
- The third level is provided with its own HVAC via an electric mini-split system. This ensures it's always the preferred temperature. If utilized as a guest space that isn't occupied daily, as the current owners used it, the space can be less conditioned for greater energy efficiency.
- Large cedar closet with vaulted ceiling perfect for off-season and heirloom storage.
- Second large closet could easily be transformed into bathroom, with plumbing access directly below and subfloor installed to be easily removed in the future for access.
- Additional storage and mechanical access via custom hatches built into the bead-board covered knee walls.
- Peek to find a NSFW pencil sketch left over from this space's time as a fraternity dorm and designed to be kept well hidden unless you're looking for it!

Exterior:

- Brick veneer added in 1932, reappointed in 2020.
- Limestone windowsills and Tudor detailing.
- Distinctive Porte Cochere that can be used as covered outdoor seating or a daily covered parking space with direct access to the kitchen via the mud room.
- Gutters replaced in 2020. The distinctive 1932 collection boxes were stripped, repainted, and reinstalled to maintain the original appearance.
- Front terrace concrete and steps were replaced in 2020.
- Historic wrought iron front-yard fence.
- Custom wood privacy fence separates sections designed to support different uses within the yard:
 - Fenced potager (kitchen garden) with irrigated raised cedar beds
 - Natural State Treehouse custom-built into the champion Chinese Fir tree in the fenced lower yard.
 - Mini vineyard with custom cedar trellises, planted with Cabernet Sauvignon and Sancerre Grapes and a variety of fragrant herbs.
 - Ample flat yard space for pets, separate from the play area for kids.
- Current owner is a landscape architect. The yard is planted primarily with native plants for a low maintenance variety of outdoor living spaces. Full garden plans available upon request.
- Professionally designed and maintained landscape with drip irrigation and primarily native plantings and multiple private outdoor living spaces.
- Landscape lighting system throughout.
- Ample off-street parking.
- Two driveways – guest parking driveway on Washington Avenue with an option to utilize pull through north driveway in lieu of fenced dog yard, and primary driveway on Lafayette connecting to the 4-car garage.

Average Monthly Utility + Maintenance Cost:

- \$146 - Gas
- \$303 - Electric
- \$194 - Water / Sewer / Trash / Recycling
- \$275 - Landscaping (including garden bed weeding, annual mulch application, lawn mowing / edging, biannual lawn fertilization, and fall leaf removal)
- \$30 - Termite policy + routine Pest control

Items to convey:

- Washer / dryer
- Kitchen appliances
- Framed section of "Cabot Quilt" eel grass
- TV / sound bar in pajama lounge
- Wardrobes in Master closet
- Drapes / vintage blinds throughout
- Elk antlers in Dining room (x3)
- Bread making bowl in Dining room
- Downstairs bedroom light fixture + sconces
- Deep freeze in Basement
- Metal worktables in Basement
- Extra window coverings in Basement (additional vintage blinds custom fit to windows in the home)
- Wine racks in Basement
- Extra flooring / old house parts / light parts in Basement (very useful to future repairs and renovations!)
- Original home pieces stored in Garage ceiling
- Outdoor sofa + fire table

Available for Purchase:

- Custom leather sectional sofa in Pajama Lounge (\$7,500)
- Dining Room table and benches (\$6,000)
- Dining Room vignette: mahogany curved front dresser with marble top + buffet lamps that match dining chandelier (\$2,000)
- Living Room club chairs (x4) (\$3,200 for set)
- Living Room green wingback chairs with matching storage ottomans (x2) (\$2,000)
- Gun safe (\$750)